

**PW Legal Description 2011-0517-09-001**

**A parcel of land conveyed by Warranty Deed to the City & County of Denver, recorded on August 20, 2013 by Reception Number 2013123146 in the City and County of Denver Clerk & Recorder's Office, State of Colorado.**

**A portion of Lots 1-14, Block 145, Clements' Addition to the City of Denver as originally platted in the records of Arapahoe County, Colorado, being located in the NE ¼, Section 34, Township 3 South, Range 68 West of the Sixth Principal Meridian being more particularly described as follows:**

**Beginning at the northeast corner of Lot 1, Block 145, Clements' Addition to the City of Denver; thence S44°59'30"W along the southeast line of said Lots 1-14, 342.33 feet; thence N45°00'27"W, 2.00 feet; thence N44°59'30"E, 342.33 feet to the southwest right-of-way line of 22<sup>nd</sup> Street; thence S45°01'11"E along said southwest line 2.00 feet to the Point of Beginning.**

**Said parcel as described contains 685 square feet, more or less.**

**Basis of Bearings: The 16.5-foot range line in Stout Street is assumed to bear N45°00'00"E. It is monumented at 21<sup>st</sup> Street & Stout Street by a #8 rebar without cap in range box and at 22<sup>nd</sup> Street & Stout Street by a #5 rebar with plastic cap in range box LS 27263.**